



31,400 SF FLEX/WAREHOUSE BUILDING AVAILABLE FOR SALE



To Be Sold Via Live Bid Auction



1740 EAST OAK ROAD | VINELAND, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DETAILS & HIGHLIGHTS

Property Address:	1740 East Oak Road, Vineland, NJ 08361
Property Type:	Flex/Warehouse
Lot Size:	+/- 3.1 acres
Building Size:	31,400 SF

PROPERTY OVERVIEW

- 31,400 SF warehouse on 3.1 acres, including 7,400 SF of office space available for sale
- Expansive warehouse with ceiling heights between 17'-20' clear
- 2 tailgate loading docks with 8'x10' doors and levelers
- 2 drive-in docks with 14'x14' & 9'x10' doors
- 800 Amp Power, 480 Volts, three phase electric service
- T-5 lighting throughout facility
- Gas-fired, ceiling space heaters in the warehouse
- Secure, fenced lot with surveillance system for entire property
- Zoned B-3 Commercial (City of Vineland)
- Meticulously maintained property with mature landscaping
- Large open-aiired/covered additional outdoor storage in rear of lot
- Over 50 parking spaces, newly sealed lot

LOCATION OVERVIEW

Great location on East Oak Road and Main Road with convenient access to Routes 55 & 30 (Harding Highway) and the Atlantic City Expressway

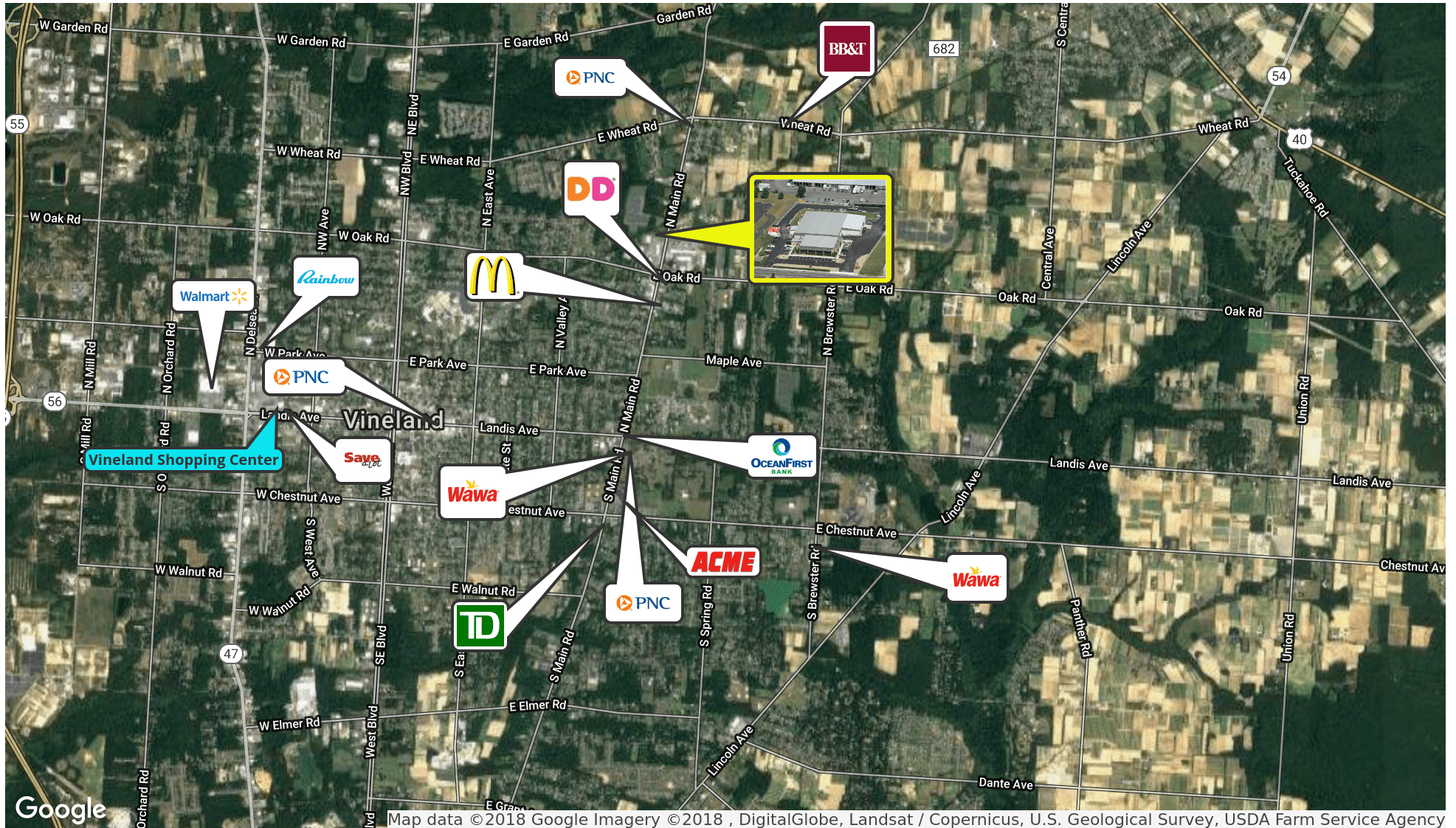


Contact Us

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RETAILER MAP



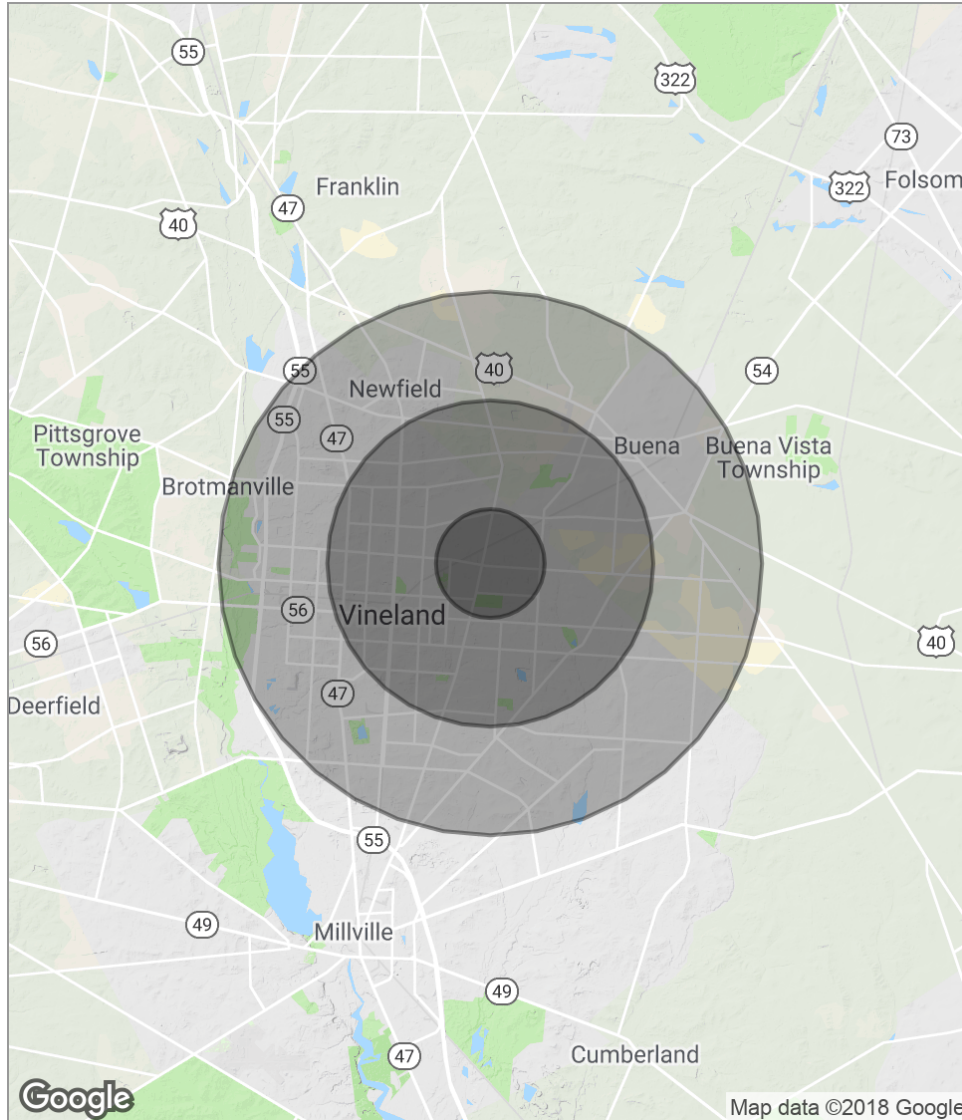
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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,709	42,413	78,744
Median age	39.3	37.2	37.0
Median age (male)	37.9	35.1	35.1
Median age (Female)	41.4	39.2	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,646	14,848	27,352
# of persons per HH	2.9	2.9	2.9
Average HH income	\$68,481	\$65,239	\$66,967
Average house value	\$175,655	\$199,381	\$201,119

** Demographic data derived from 2010 US Census*

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